



City of Milwaukee

Meeting Minutes

MILWAUKEE HOUSING TRUST FUND TASK FORCE

ALD. MICHAEL MURPHY, CHAIR

Ald. Michael McGee, Jr., Vice-Chair

Tom Capp, Sup. Marina Dimitrijevic, Heather Dummer Combs, Rocky Marcoux, Lucia Murtaugh, Tony Perez, Brian Peters, Leo Ries, Bethany Sanchez, Mike Soika, Robert Shelledy

Staff Assistant, Linda Elmer, (414)-286-2232

Fax: 286-3456; E-mail: lelmer@milwaukee.gov

File Specialist, Charlotte Rodriguez, 286-8797; E-mail: crodri@milwaukee.gov

Thursday, June 15, 2006

9:00 AM

Room 301-B, City Hall

Meeting convened: 9:08 A.M.

1. Roll call

Members present: Heather Dummer Combs, Una Van Duvall (designee for Mr. Marcoux), Lucia Murtaugh, Brian Peters, Leo Ries, Bethany Sanchez, Ald. Michael McGee, Sup. Marina Dimitrijevic, Tom Capp, Ald. Ald. Michael Murphy and Tony Perez

Members excused: Mike Soika and Robert Shelledy

Also present: Marianne Walsh, Jeff Osterman and Emma Stamps - Legislative Reference Bureau, Marne Stuck - Greater Milwaukee Association of Realtors and Stephen Adams - Community Development Management Partnerships

2. Review and approval of the minutes of the June 5th meeting

Jeff Osterman noted that on page 2, No. 7, the language should be corrected to note that funds would be provided by reducing the state share from the current 80% to 75%. Mr. Ries moved, seconded by Ms. Sanchez, to amend the minutes by using the language from the report as drafted by Mr. Osterman. There were no objections.

3. Discussion and approval of the final report and recommendations

The Task Force reviewed the highlighted areas of the draft report (Exhibit 1) and discussed any areas of concern for individual members.

Ms. Sanchez moved, seconded by Ald. McGee, that the text be modified to note that the dollar amounts are the current county amounts, not fixed amounts. There were no objections.

Mr. Peters moved to require that the fund set aside a minimum of \$100,000 each year for accessibility, which could be added as item #3 on page 19. Mr. Capp was concerned that this amount was fixed, regardless of the size of the fund, and asked if the funds could be applied for current projects that meet accessibility requirements. Mr. Peters is concerned that there will be no money to address these issues. Mr. Ries offered a friendly amendment to the motion to have the fund set aside 2% or \$100,000, whichever is less. This amendment might address Mr. Capp's concerns with the fixed amount. Mr. Peters accepted the friendly amendment. Ms. Dummer Combs noted that this is the only place in the document where a specific amount is listed. Ms. Van Duvall is not comfortable

with doing this at this point in time, even with the friendly amendment. Ald. Murphy is also concerned with setting aside specific funds for any group.

Ald. McGee noted that the discretionary funds, which is 15% of the funds, could also be used to increase accessibility. Mr. Perez was concerned that the report details construction specifications as they relate to accessibility and visitability, rather than general guidelines. Mr. Peters is concerned because 96% of the houses in the city are not accessible because the city has older housing stock.

The Task Force approved acceptance of the friendly amendment with 4 objections (Mr. Ries, Ms. Van Duvall, Ms. Dummer Combs and Ald. McGee voting "no")

The Task Force approved the amendment with 5 objections (Mr. Ries, Ms. Van Duvall, Ms. Dummer Combs, Ald. McGee and Ald. Murphy voting "no")

Ms. Stuck from the Greater Milwaukee Association of Realtors (GMAR) presented her letter to the Task Force (Exhibit 2). The GMAR would not support any increase in the real estate transfer fee or requiring that limited liability corporations (LLCs) pay a transfer fee. Mr. Ries noted that many LLCs exist for many years and are not created solely for redevelopment and this might decrease the amount of "property flipping" among LLCs in the central city. Ms. Van Duvall wanted the GMAR to think about what the industry would support in this area. Ald. Murphy is also willing to meet with representatives from the GMAR to discuss their concerns.

4. Discussion of the next steps in the process

The communication file will be filled by the Legislative Reference Bureau with the final report as approved by the Task Force. That file will be scheduled for the July 7th Zoning, Neighborhoods and Development Committee. A corresponding file will be drafted by the Legislative Reference Bureau which will contain the resolution to implement the recommendations of the Task Force. This file will be heard at the July 25th Zoning, Neighborhoods and Development Committee meeting. The Council action on this file will be at the July 31st Common Council meeting.

The Legislative Reference Bureau will distribute copies of the report to the affected departments as soon as it is finished so departments can comment to the Chair if they have any concerns.

Meeting adjourned: 10:27 A.M.

Linda M. Elmer

Staff Assistant